

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON APRIL 20, 2005
(Approved May 18, 2005)

The Planning Commission held their monthly meeting on Wednesday, April 20, 2005. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc. and John Yurick of McMahon Associates, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments.

1. MINUTES

Mr. Woessner moved to approve the minutes of the March 16, 2005 monthly meeting as presented. Mr. Parson seconded the motion. The motion carried unanimously.

Mr. Woessner moved to accept the April 20, 2005 agenda. Mr. Kulp seconded the motion. The motion carried unanimously.

2. COVENTRY BUSINESS PARK

Mr. Marvin Colona and Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. were present. There was a review of the final subdivision plan last revised January 18, 2005 and corresponding review letters.

The Township Engineer noted obtaining a Highway Occupancy Permit would be a condition of plan approval. Mr. Woessner requested the issue with the resident's driveway on New Schuylkill Road be resolved. The Township Engineer noted a construction sequence should appear on the plan. Mr. Woessner suggested the farm field accessibility be shown on the plans. Mr. Woessner stated the improvement costs relating to highway improvements need to be resolved before plan approval since the project apparently predates Act 209.

3. COVENTRY SELF STORAGE

Mr. Kurt Sandberg, Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and Mr. Daniel Sager, counsel, were present.

There was a review of the preliminary land development plans last revised March 8, 2005 along with corresponding review letters.

Mr. Woessner moved to deny waiver from Sections 702.8, 705.4 and 705.5 of the Subdivision and Land Development Ordinance requiring additional right-of-way. Mr. Parson seconded the motion. Mr. Kolb opposed. The vote carried with a 3-1 vote.

Mr. Woessner moved to recommend waiver from Section 708.7 of the Subdivision and Land Development Ordinance and portion of Section 705.5 requiring improvement of cartway and appurtenances. Mr. Kolb seconded the motion. The motion carried unanimously.

4. U.S. BIOTECHNOLOGIES

Ms. Gabrielle Jacobs of U.S. Biotechnologies, Mr. Bill Anders of Lehigh Engineering, LLC, and Mr. John Tornetta were present.

There was a review of the sketch land development plan dated March 3, 2005 and in accordance with corresponding review letters. Mr. Anders inquired about the amount of the traffic impact fee. Mr. Yurick noted the applicant could do a post study and the applicant could coordinate the study with the township. It was noted the building has increased from 5,000 sq. ft. to 6,000 sq. ft.

5. CINGULAR PENNSYLVANIA LLC

Mr. Woessner questioned the height of the tower and the fact the tower is bigger than what the Zoning Ordinance Section 1601.10 [185 feet] allows as stipulated in the Conditional Use decision. The increased height may also be precluded by the 120% rule for property line setback per Zoning Ordinance Section 1601.11.

6. DOROTHY YORGEY

Mr. Woessner moved to accept for review preliminary subdivision plan for Dorothy Yorgey dated April 6, 2005. Mr. Kolb seconded the motion. The motion carried unanimously. Mr. Woessner noted the inconsistency with the number of garages and driveways on the subdivision application.

7. WALLEY ETAL TRACT

Mr. and Mrs. James Frederick were present. Mr. Frederick noted the plans are being revised and no review of the plans took place at this evening's meeting. Mr. Woessner requested his memo WJW 50420-1 concerning the Walley Etal sketch be attached to the minutes.

8. DIGIUSEPPE SUBDIVISION

Mr. Woessner moved to accept for review final subdivision and land development plan for the DiGiuseppe Subdivision last revised March 21, 2005. Mr. Kolb seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Kulp stated the Planning Commission visited the Neuman Property on April 9, 2005. Mr. Woessner stated the entrance on Route 23 should be opposite Brownbacks Road for better site distance. Mr. Woessner noted the ball of the cul-de-sac should be moved for future hook-up. Mr. Kolb stated he did not feel it was fair for the developer to have to make provisions for the neighbor to develop their land.

Mr. Woessner stated the draft Zoning Ordinance is expected on May 2, 2005 and comments are due by June 13, 2005. A Planning Commission hearing and recommendation meeting is scheduled for August 4, 2005. Mr. Woessner gave an overview of the changes that were made to the Zoning Map.

Mr. Kulp noted a meeting is being held on May 23, 2005 at Owen J. Roberts to discuss the Comprehensive Regional Plan.

The next meeting will be held May 5, 2005 at 7:00 p.m. if the Regional Comprehensive Plan is received for review or the East Coventry Township Zoning Ordinance is received for review.

ADJOURNMENT

Mr. Woessner moved to adjourn the monthly meeting at 9:30 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary